

Manheim Township Zoning Hearing Board Minutes
Monday, May 2, 2022
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Absent
David Beyer	Absent
James Stephens	Present
Jane Macedonia	Present
Patrick Trimble	Present

The Zoning Hearing Board, Zoning Hearing Board Solicitor Neil Albert, Zoning Officer Lisa Douglas, and Assistant Zoning Officer Samuel Maurer were in person in the Morgan Center located at Manheim Township Library.

Mr. Wood called the regular meeting to order and requested a roll call. The Zoning Hearing Board members were in attendance in person at the Manheim Township Library building. Mr. Wood stated that there is a quorum.

Mr. Wood confirmed with Samuel Maurer that this zoning hearing board meeting was correctly advertised and posted at the Manheim Township library, Manheim Township municipal office building, and on the effected properties. Mr. Maurer stated yes.

Mr. Albert explained the sunshine act regarding the Zoning Hearing Board public meeting.

This meeting was stenographically recorded.

Mr. Wood explained the process of the Zoning Hearing Board meeting and announced the agenda.

Eli K. Glick
511 Millport Road, Agricultural

PLZHB22112

Eli Glick and William Cromleigh were sworn in for testimony.

Mr. Cromleigh described the property and explained that Mr. Glick owned the property and operated a dairy farm since 1975. Mr. Glick will step back from farming and his son will farm the property.

Mr. Cromleigh stated that Eli Glick will build a house and barn on this farm property for him to retire. There will be no subdivision of the property. On lot water and sewer is provided on the property.

Mr. Cromleigh explained that the lot lines shown on the submitted site plan is the required lot dimensions of a lot if a lot was subdivided from the farm.

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Lisa Douglas explained the required dimensions of a lot in the Agricultural zoning district. In addition, she stated that the side yard building setback variance for the barn was included in case the lot would be subdivided in the future.

Mr. Cromleigh explained the requested variance to allow the proposed barn to be setback less than the required 75 feet from the front and side property lines.

There was a discussion of why the barn could not be setback farther from the road into the property. Mr. Glick stated that the barn will be for his carriage horses, and he wants to place the barn close to the house to preserve land to be farmed.

Mr. Stephens moved to approve a variance of Section 605.2.A.4.a.iii. and Section 605.2.A.4.b.iii. to permit a proposed barn to encroach within the 75-foot building setbacks. Mrs. Macedonia seconded the motion. The motion was approved 4-0.

Kevin P. Casey **PLZHB22113**
846 North President Avenue, R-3 Residential and T-4 Urban Neighborhoods

Kevin and Molly Casey were sworn in for testimony.

Mr. Casey stated the following:

- 1) Requesting a variance to permit his proposed building addition to be 6 feet from the rear property line at the rear alley. The addition will protrude 18 feet from the house toward the alley in the rear.
- 2) The addition will be a two-car garage on the first floor and the second floor will be for his mother to live.
- 3) Referencing a photograph of the neighborhood Mr. Casey stated that most houses on the block do not have the required 35-foot rear yard building setback.

There was a discussion of what a minimum variance would be for this property, possibly a one car garage?

Mr. Casey stated that he needs the two-car garage space for the bedroom on second floor for his mother. Mr. Casey stated that it would be a benefit to the neighbors to have a two-car garage and not park on the street.

There was a discussion regarding the future turning radius of the driveway in front of the proposed garage.

Mrs. Macedonia moved to approve a variance of Section 905.2.B.3.d.iii. to permit the proposed addition to encroach within the 35-foot required rear yard building setback. Mr. Trimble seconded the motion. The motion was approved 4-0.

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Penn State Health

PLZHB22114

1430 Harrisburg Pike, I-1 Industrial and D-R Retrofit Overlay

Wendy Kern of Bartush Signs, and Kent Eckert of Penn State Health were sworn in for testimony.

Attorney Claudia Shenk described the property of the former TOYS R US business which is being developed into a Penn State Health Pediatric Center. Displaying a photograph and site plan Ms. Shenk identified the location of the existing freestanding sign on the property and the requested location of the proposed second sign. Ms. Shenk stated that a variance is requested to have 2 freestanding signs on the property. The second freestanding sign is being requested along the driveway in front of the building.

Refencing the elevation plan of the proposed sign, Ms. Kern described the proposed 60-inch tall, 40 square foot double sided sign, which would be in front of the building along the driveway.

Ms. Shenk stated the size of the sign included the base.

There was a discussion with the Board regarding if a building sign would be better than a freestanding sign. Ms. Shenk stated that all the allowed building sign square footage was used.

Ms. Shenk stated that if this driveway was a street this sign would be permitted

Mr. Trimble moved to approve a variance from Section 1805.2. Table 2 Part A to permit a second freestanding sign on the property not to exceed 40 square feet, as per testimony provided. Mrs. Macedonia seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 7:16 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, June 6, 2022, at the Manheim Township Public Library, 595 Granite Run Drive, Lancaster, Pa. 17601. The June 6, 2022, Zoning Hearing Board meeting is canceled because no case submittals were received.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/Zoning%20Hearing%20Board/MINUTES/2022/05022022%20ZHB%20minutes.doc>